142.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,100 / 750,100
					USE VALUE:	750,100 / 750,100
					ASSESSED:	750,100 / 750,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BONAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBIN WILLIAM S/ETAL	
Owner 2:	LITMAN LESLEY	
Owner 3:		
Street 1:	10 BONAD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,649 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1990 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4649.000	297,400	5,100	447,600	750,100
Total Card	0.107	297,400	5,100	447,600	750,100
Total Parcel	0.107	297,400	5,100	447,600	750,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.93 | /Parcel: 376.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	91849
GIS Ref	
GIS Ref	
Insp Date	12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,400	5100	4,649.	447,600	750,100	750,100	Year End Roll	12/18/2019
2019	101	FV	236,800	5100	4,649.	419,600	661,500	661,500	Year End Roll	1/3/2019
2018	101	FV	232,200	5100	4,649.	346,900	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	232,200	5100	4,649.	318,900	556,200	556,200	Year End Roll	1/3/2017
2016	101	FV	232,200	5100	4,649.	290,900	528,200	528,200	Year End	1/4/2016
2015	101	FV	226,500	5100	4,649.	285,300	516,900	516,900	Year End Roll	12/11/2014
2014	101	FV	226,500	5100	4,649.	265,200	496,800	496,800	Year End Roll	12/16/2013
2013	101	FV	226,500	5100	4,649.	252,300	483,900	483,900		12/13/2012

!11012!

PRINT

Date	Time
12/11/20	01:13:49

LAST REV

Date	Time
05/17/18	12:04:56

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TULIN ROGER/ETA	24284-78		2/18/1994		221,700	No	No		Y

USER DEFINED

Prior Id # 1:	91849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	189	PATRIOT
12/16/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
10/18/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4649		Sq. Ft.	Site		0	80.	1.20	9									447,576						447,600	

Total AC/HA: 0.10673 | Total SF/SM: 4649 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 447,576 | Spl Credit | Total: 447,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31878972
Const Adj.:	0.99960202
Adj $ / SQ:	164.783
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404125
Depreciation:	106689
Depreciated Total:	297436

COMMENTS

BK; 14451 PG; 557 2 FAMILY TO 1 FAMILY 10/96
641 3455.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

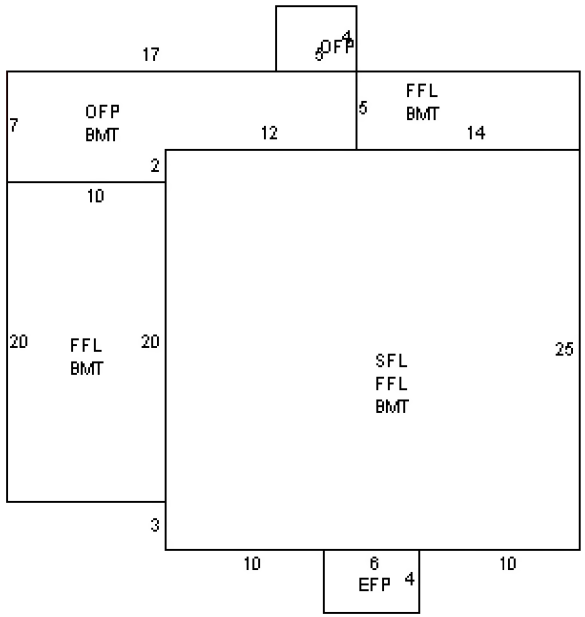
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.78
Special Features:	0	Val/Su Net:	106.44
Final Total:	297400	Val/Su SzAd	189.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	55.760	58,551
FFL	First Floor	920	164.780	151,600
SFL	Second Floor	650	164.780	107,109
OFP	Open Porch	150	27.490	4,123
EFP	Enclos Porch	24	72.570	1,742

Net Sketched Area:	2,794			Total:	323,125
Size Ad	1570	Gross Are	2794	FinArea	1990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100